

East Longmeadow Planning Board

60 Center Square

East Longmeadow, Massachusetts 01028

since 1894

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Ralph Page, chair

George Kingston, vice chair

Tyde Richards, clerk

Michael Carabetta

Deborah Bushnell

robyn d. macdonald, director

rmacdonald@eastlongmeadowma.gov

Minutes of April 18, 2017

Present were: Chair, Ralph Page; Vice Chair, George Kingston; Clerk, Tyde Richards, and Deborah Bushnell. Michael Carabetta was not present.

Public Hearing Amended Special Permit – Bentley's Bistro, 53 North Main Street

Chair, Ralph Page opened the public hearing for Bentley's Bistro, 53 North Main Street. Clerk, Tyde Richards read the legal notice into the record.

Attorney Larry Levine because they don't have a full Board they would like to continue the hearing to their next meeting in 2 weeks.

Upon motion duly made by George Kingston and seconded by Deborah Bushnell, the Board voted unanimously (4-0) to continue the hearing to May 2, 2017 at 6:15 p.m.

Mr. Page said for further discussion because they did not have the full Board of 5 Board Members the applicant has requested a continuance.

Waivers of Site Plan Reviews Approved

Bond Financial Group, Inc., 180 Denslow Road

Cote Construction, 30 Wood Avenue

The Net, 80 Denslow Road

Excel Dryer, 357 Chestnut Street

The Arbor Kids, 127 Industrial Drive

Request for Temporary Signage – East Longmeadow Recreation Department,
328 North Main Street

Mr. Page said that a request for a sign permit was submitted to put a sandwich sign in front of the Recreation/Council of Aging building. He said that the Board previously approved temporary banners. Mr. Page said the Board's question is if it is for the Recreation Department and asked if they receiving funds for it.

Colin Drury, Director of East Longmeadow Recreation Department said that it is a Recreation Department program and they purchase the tickets, set up the bus, hold an event for citizens and they sign up for the program. He said in the past the trips were run by other people and the Rec Department handed out the flyers but since then they have started running it for the town.

Mr. Page said if there is any financial benefit it would go to the Recreation Department.

Mr. Drury said if they sell out for baseball games they make zero dollars and it's literally a break even advent and they sell out every single year. He said if they don't sell out they could lose money but they plan on that through their reserve funds, but the programs have been sold out for years.

Mr. Page said their other concern is having banners and the sandwich sign all at the same time.

Mr. Drury said his thoughts are either or and said that it is a more specific way for the program where they can change the letters instead of making a banner every single year.

Mr. Page said he would rather not see them both up at the same. Mr. Drury said that's not a problem.

Ms. Bushnell asked if they are looking for a temporary sign or a permanent sign permit.

Mr. Page said that wouldn't be permanent and asked Ms. Macdonald how they did the temporary banners. Ms. Macdonald said she thinks it was 60 days or seasonal. Mr. Drury said that he thinks it was no more than 2 weeks at a time. Mr. Page asked the Board their thoughts on that.

Mr. Kingston said that he thinks they could approve it as a temporary sign for 3 months so that Mr. Drury doesn't have to keep coming back every 2 months.

Mr. Page asked Mr. Drury typically how long would a sign for a bus trip stay up. Mr. Drury said that the bus trips are over a period of a few months but really it's about getting the knowledge out there for a 2 week period. He said it might come in for a couple of weeks and they might change it up completely, it may focus more on summer camp or fall programs coming and he puts that up for a couple weeks. Mr. Drury said that the marketing value on it is for 2 weeks because if you leave the sign up longer people stop looking at.

After further discussion and upon motion duly made by George Kingston and seconded by Deborah Bushnell, the Board voted unanimously (4-0) to approve an 8.46 square foot sandwich sign to be placed by the existing ground sign. The signs are for town programs only and there will be only one sign and/or banner at a time on the property. These signs shall be displayed for no more than 2 weeks at a time. The Board reserves the right to review this decision in 3 months and is contingent upon approval of the Building Commissioner and the issuance of a sign permit.

Miscellaneous

Mr. Page said under Administrative issues he wanted to go back to The Net is Request for a Waiver of Site Plan Review and the fact that it was brought up that there could be sign violations. He asked Ms. Macdonald to send a letter to the Building Commissioner asking him to look into possible sign violations at that location. Ms. Macdonald said she will send a letter.

Mr. Page said plans for the development on Maple Street still haven't been received. He said that he saw in the newspaper that they are going to the Longmeadow Planning Board, Ms. Macdonald said that is for the finalization of their plans.

Mr. Page asked if there was anything further on Chestnut Street. Ms. Macdonald said no other than what she gave them the last time that they are working on the by-law and the developers will be coming in sometime in to the Board in June. She said that they are going to the Council one week and to the Planning Board the next week, but it's all conceptual nothing is final at all.

Letter from Pride, 328 North Main Street re: proposed changes

Mr. Page said that the Board has received a letter from Pride and asked if it should be read into the record. Ms. Macdonald said at their last meeting the Board knew they do need to come in for an Amended Special Permit. She said that Mr. Bolduc was informed of that and his latest response to that has been received.

Mr. Richards read the letter into the recording from Attorney James Channing requesting to meet with the Board to discuss proposed changes to their existing Site Plan for interior remodel & change in hours.

Mr. Page said it would be his thought to ask Ms. Macdonald to send a response letter stating an Amendment to the Special Permit will be required and that they need to file for an Amendment to change items as listed which included hours of operation. The Board agreed to that.

Casa Restaurant, 520 North Main Street

Ms. Macdonald said Cookie Torres owner of Casa Restaurant, 520 North Main Street called in response to the letter regarding the parking issues on Lombard Avenue. She said that she is working on additional parking and has been in touch with Gary Weiner.

Building Commissioner's violations issued

Ms. Macdonald said that the Building Commissioner has sent a notice of violation to 100 Shaker Road which is Visual Changes. He sent it to the owner as well as the owner of Visual Changes for their illegal sign. She said that he also responded to a letter and a complaint from Elaine Connors with regard to trailers parked on property at 9 Rosemont Street, Richard Paige is the owner and he said the property in question is zoned business and abuts business properties which the storage of trailers is allowed with no buffer requirements. Ms. Macdonald said that there was no cause of action and he closed the complaint.

Reappointed information

Mr. Kingston said that there was an article in the Reminder that Denise Menard, Town Manager is asking for people to send letters of intent that they want to get reappointed. Mr. Page said that he did notice and the Zoning Review Committee was not included in that list. He said if they could send an e-mail to Denise just to remind her that they had asked to have them reappointed and where so they stand on that. The Board also agreed to find out about the Design Review Committee if they are going to keep it or not and if not it needs to be taken out of the by-laws. Mr. Kingston said also not mentioned in the town's General By-laws there are two committees under Chapter 10 that have been inactive for a long time, one is the Industrial Development Committee and the other is the Industrial Development Financing Committee. He said that they are written into the town's by-laws that are supposed to have people on them and is something that should be brought to the Town Manager's attention.

With no further business and upon motion duly made by George Kingston and seconded by Deborah Bushnell, the Board voted 4-0 to adjourn at 6:40 p.m.

For the Board,

Tyde Richards, Clerk